003.0	0005	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	925,800	/	925,800
USE VALUE:	925,800	/	925,800
ASSESSED:	925,800	/	925,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-35A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUIBLE BRUCE F & MARYANN/TRS
Owner 2:	QUIBLE FAMILY TRUST
Owner 3:	
Street 1:	35A MAGNOLIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	QUIBLE BRUCE F & MARYANN -
Owner 2:	-
Street 1:	35A MAGNOLIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Copm. Clap Exterior and 2629 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	465,400	4,400	456,000	925,800
Total Card	0.115	465,400	4,400	456,000	925,800
Total Parcel	0.115	465,400	4,400	456,000	925,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.15 | /Parcel: 352.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	3409
GIS Ref	
GIS Ref	
Insp Date	04/17/09

!339!

Parcel ID 003.0-0005-0013.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	465,800	4400	5,000.	456,000	926,200	926,200	Year End Roll	12/18/2019
2019	104	FV	360,900	4400	5,000.	484,500	849,800	849,800	Year End Roll	1/3/2019
2018	104	FV	360,900	4400	5,000.	353,400	718,700	718,700	Year End Roll	12/20/2017
2017	104	FV	338,400	4400	5,000.	307,800	650,600	650,600	Year End Roll	1/3/2017
2016	104	FV	338,400	4400	5,000.	262,200	605,000	605,000	Year End	1/4/2016
2015	104	FV	301,300	4400	5,000.	256,500	562,200	562,200	Year End Roll	12/11/2014
2014	104	FV	301,300	4400	5,000.	210,900	516,600	516,600	Year End Roll	12/16/2013
2013	104	FV	313,600	4400	5,000.	200,600	518,600	518,600		12/13/2012

PRINT

Date	Time
12/10/20	16:09:17

LAST REV

Date	Time
03/27/19	09:47:43
danam	
339	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUIBLE BRUCE F	1419-13		7/5/2012	Convenience	1	No	No		
	976-185		11/1/1983		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	1740	Porch	17,000	C				
4/7/2015	282	Solar Pa	15,000					Install 23 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
4/17/2009	Meas/Inspect	189	PATRIOT
10/30/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Mailer Sent		
9/22/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09814334
Const Adj.:	0.95469671
Adj $ / SQ:	178.227
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632329
Depreciation:	166935
Depreciated Total:	465394

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

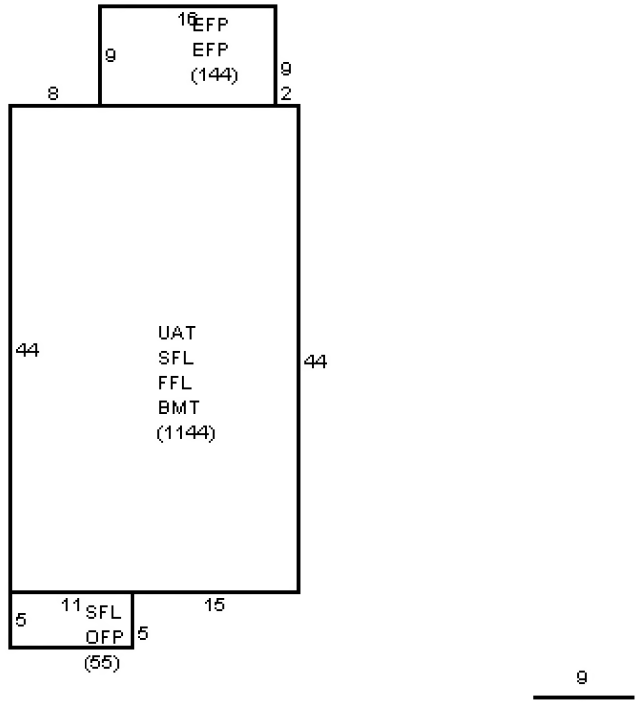
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,199	178.230	213,694
BMT	Basement	1,144	53.470	61,167
FFL	First Floor	1,144	178.230	203,892
EFP	Enclos Porch	288	35.020	10,085
UAT	Upper Attic	286	124.760	35,681
OFP	Open Porch	55	42.010	2,310

Net Sketched Area:	4,116	Total:	526,829
Size Ad	2343	Gross Are	4974	FinArea	2629
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.23
Special Features:	0	Val/Su Net:	113.07
Final Total:	465400	Val/Su SzAd	198.63

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400
2	Frame Shed	D	Y	1	10X10	A	AV	1999	0.00	T	16	104						

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400